

Planning \$ <u>10.00</u>	Drainage \$ <u> </u>
TCP \$ <u> </u>	School Impact \$ <u> </u>

BLDG PERMIT NO. <u>78667</u>
FILE # <u> </u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2461 F 1/4 Rd
 SUBDIVISION Hunters Glenn
 FILING BLK LOT
 OWNER Hacienda Partners, LLC
 ADDRESS 2461 F 1/4 ROAD
 TELEPHONE 970 255-7000
 APPLICANT Jan Marr
 ADDRESS 2461 F 1/4 RD.
 TELEPHONE 970 257-9700

TAX SCHEDULE NO. 2945-044-10-006
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x48
 SQ. FT OF EXISTING BLDG(S) 576
 NO. OF DWELLING UNITS: BEFORE AFTER
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE AFTER
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS
 DESCRIPTION OF WORK & INTENDED USE:
Construction Trailer
Temporary

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD
 SETBACKS: FRONT: from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: from PL REAR: from PL
 MAXIMUM HEIGHT
 MAXIMUM COVERAGE OF LOT BY STRUCTURES

LANDSCAPING/SCREENING REQUIRED: YES NO X
 PARKING REQUIREMENT:
 SPECIAL CONDITIONS: per site plan
 CENSUS TRACT TRAFFIC ZONE ANNEX

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 2/13/01
 Department Approval [Signature] Date 2/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>NO sewer hook up</u>
Utility Accounting <u>[Signature]</u>			Date <u>2/13/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Alaska Dragon 2/13/01
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

FARMed GROUND

2 & Bay

*New construction
office location*

